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ANNUAL REPORT
OF THE
BUILDING DEPARTMENT

YEAR ENDING DECEMBER 31, 1962

Boston, May 1, 1963.

HON. JOHN F. COLLINS,
Mayor of Boston.

SIR:

In accordance with the provisions of Section 115, Chapter 479, of the Acts of 1938, as amended, I submit herewith a brief report of the activities of the Building Department during the year 1962.

ROBERT E. YORK,
Building Commissioner.

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The Boston Building Code, Chapter 479 of the Acts of 1938, as amended, places upon the Building Department the duty of inspecting the erection, alteration, repair, moving, or demolition of all buildings or structures, except those specifically exempted by Section 107 of the code, and the issuance of permits therefor. The department also issues permits for and inspects the installation, repair, replacement, or extension of all utilities such as plumbing, gas fitting, electrical work, elevators, fire-extinguishing apparatus, engines, dynamos, generators, boilers, heaters, ovens, and other heat-producing apparatus governed by the code.

The department also administers the provisions of Chapter 488 of the Acts of 1924, the so-called "Zoning Law," as well as the provisions of Chapter 143 of the General Laws insofar as they are applicable to the City of Boston. The department inspects and certifies all places of assembly such as stores, restaurants, taverns, dance halls, and places of similar occupancy accommodating fifty or more persons.

Also placed in the department by ordinances of the City Council, but not under the control or supervision of the Building Commissioner except in the matter of communicating with the Mayor and submitting annual reports of their activities, are the Board of Appeal, the Board of Examiners, the Board of Zoning Adjustment, and the Zoning Commission. Chapter 616 of the Acts of 1955 established in the Building Department the Beacon Hill Architectural Commission, which Commission has the duty of passing on the appropriateness of all changes in the exterior architectural features of buildings in the historic Beacon Hill district. Reports of these Boards are incorporated herein.

Chapter 737 of the Acts of 1960 established state-wide regulations relative to gas fitting in buildings throughout the Commonwealth. These regulations superseded the Boston Gas Fitting Regulations on February 1, 1961.

Chapter 623 of the Acts of 1962 amended Section 121 of the building code by repealing or revoking all provisions of the code relative to the examination and licensing of journeymen and master gas fitters and placing such powers and duties in a board established in the Massachusetts Department of Public Utilities by Chapter 737 of the Acts of 1960, effective October 3, 1962.

Chapter 168 of the Acts of 1962 transferred from the Building Department and placed in the Traffic Commission the licensing, supervision and control of all open-air parking spaces. This transfer became effective on July 1, 1962.

A summary of the activities of the Building Department for the past year is included herein.

CLASSIFICATION OF DEPARTMENT PERSONNEL

(As effective on December 31, 1962.)

Quota	Title	Grade	Compensation
1	Building Commissioner	—	\$916.67
1	Deputy Building Commissioner .	32	157.00
1	Executive Secretary	32	682.95
1	Head of Construction and Safety Inspections Division	30	147.50
1	Head of Mechanical Inspections Division	30	147.50
1	Superintendent, Electrical Inspec- tions Division	30	147.50
1	Principal Structural Engineer .	30	641.63
1	Assistant Executive Secretary .	28	138.00
2	Senior Construction Engineer .	28	138.00
2	Senior Construction Engineer .	28	114.25
1	Zoning Administrator	28	138.00
2	Head Administrative Clerk . . .	26	128.50
1	Chief Plumbing Inspector . . .	26	128.50
1	Senior Legal Assistant	25	123.75
2	Chief Building Inspector	24	97.75-119.00
1	Chief Egress Inspector	24	119.00
1	Chief Electrical Inspector . . .	24	119.00
1	Chief Elevator Inspector	24	119.00
1	Chief Gas Fitting Inspector . . .	24	
1	Chief Sprinkler Inspector	24	119.00
1	Building Plan Examiner	24	
2	Head Clerk	22	109.50
1	Head Statistical Clerk	21	104.75
3	Exterior Electrical Inspector . .	21	104.75
18	Interior Electrical Inspector . .	21	87.25-104.75
1	Head Cashier	21	104.75
1	Chief of Permit Division	20	109.50
1	Legal Assistant	20	101.25
2	Senior Egress Inspector	20	101.25
1	Supervisor, Street Numbering .	20	109.50
1	Senior Cashier	19	94.25
19	Building Inspector	19	81.25- 97.75
1	Principal Clerk and Secretary .	19	97.75

BUILDING DEPARTMENT

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Quota	Title	Grade	Compensation
7	Elevator Inspector	18	\$78.75-\$94.25
5	Gas Fitting Inspector	18	78.75- 94.25
7	Plumbing Inspector	18	78.75- 94.25
3	Sprinkler Inspector	18	87.25- 90.75
1	Street Numbering Inspector . .	17	90.75
7	Zoning Egress Inspector	17	90.75
4	Principal Clerk	17	87.25- 90.75
1	Principal Clerk and Stenographer .	17	90.75
1	Building Plan Storage Attendant .	16	87.25
1	Senior Clerk	13	78.75
7	Senior Clerk and Typist	13	66.25- 78.75
2	Senior Clerk and Stenographer .	13	78.75
1	Clerk and Typist	8	53.75- 63.75

The following is a statement showing by number, purpose and estimated cost, the erection of new buildings and the alterations, repairs, additions, etc., of existing buildings for which applications were filed with the Boston Building Department during the

Year Ending December 31, 1962

PURPOSE	NEW BUILDINGS		ALTERATIONS, etc.		TOTAL	
	Number	Cost	Number	Cost	Number	Cost
Amusement places, etc.	2	\$105,000	37	\$646,400	39	\$751,400
Churches, etc.	2	256,000	39	262,300	41	518,300
Dwellings, small, 1-family	383	3,740,100	1,033	783,000	1,416	4,523,100
Dwellings, small, 2-family	33	416,600	1,106	854,600	1,139	1,271,200
Dwellings, small, 3-family	7	84,000	1,192	815,400	1,199	869,400
Dwellings, small, with stores, etc.	—	—	263	269,300	263	269,300
Dwellings, large, 4-family or over	67	14,201,200	482	1,094,200	549	15,295,400
Dwellings, large, with stores, etc.	1	6,000,000	78	89,000	79	6,089,000
Educational buildings	3	5,290,000	54	3,657,700	57	8,947,700
Garages and repair shops	50	1,619,500	96	458,000	146	2,077,500
Hotel and club buildings	2	18,020,000	32	266,500	34	18,286,500
Institutional buildings	1	1,315,000	65	1,940,800	66	3,255,800
Lodgings, etc.	12	3,023,500	169	840,100	181	3,863,600
Lodgings, with stores	—	—	5	7,400	5	7,400
Manufacturing buildings, etc.	5	325,500	145	1,196,100	150	1,521,600
Mercantile buildings, stores, etc.	2	1,233,900	713	2,098,100	73	3,332,000
Office and bank buildings	15	5,680,800	440	3,293,500	455	8,974,300
Public buildings	1	750,000	26	406,700	27	1,156,700
Storage buildings	25	804,900	145	454,300	170	1,259,200
Miscellaneous	23	691,900	25	39,500	48	731,400
Total	656	\$63,557,900	6,145	\$19,472,900	6,801	\$83,030,800

On January 1, 1962, there were (estimated) in the City of Boston —

Brick and other fire-resistive buildings	45,725	
Buildings erected during the year	192	
	<u>45,917</u>	
Buildings razed during year	239	
	<u>45,678</u>	
Existing on January 1, 1963		45,678
Wood buildings	96,527	
Buildings erected during year	464	
	<u>96,991</u>	
Buildings razed during year	220	
	<u>96,771</u>	
Existing on January 1, 1963		96,771
Total number of buildings (estimated) in Boston January 1, 1963		142,449

The following is a statement of materials, the number and estimated cost of erection and the alterations of buildings or structures for which applications were filed with the Building Department of the City of Boston for the year 1962.

MATERIALS	NEW BUILDINGS		ALTERATIONS	
	No.	Cost	No.	Cost
Brick	114	\$9,255,400	1,938	\$8,974,600
Stone	—	—	17	573,700
Concrete and Reinforced Concrete	42	48,517,200	516	6,520,300
Steel Frame	36	540,300	40	56,900
Concrete Block, Hollow Block and Terra Cotta	—	—	19	170,200
Other Fire-Resistive Buildings .	—	—	—	—
Total Fire-Resistive Buildings .	192	\$58,312,900	2,530	\$16,295,700
Wood Frame	464	\$5,245,000	3,615	\$3,177,200
Total All Construction . . .	656	\$63,557,900	6,145	\$19,472,900

Projects Costing \$100,000 or More Year Ending December 31, 1962

Applications filed with the Building Department where the cost exceeded \$100,000.

Nature	Purpose	Location	Owner	Est. Cost
New.	Warehouse.	330-340 Rutherford av.	Price Brothers.	\$210,000
New.	Library-Auditorium.	753 Commonwealth av.	Boston University.	750,000
New.	School.	755 Commonwealth av.	Boston University.	4,000,000
New.	Power House.	759 Commonwealth av.	Boston University.	550,000
New.	Apartment House.	188 Fairmount av.	Associated Enterprises.	300,000
New.	Apartment House.	55 Warren st.	Associated Enterprises.	300,000
Amend.	Apartment House.	355 Charles st.	Charles River Park, Inc.	110,000
New.	Convalescent Home.	1380 Columbia rd.	Joseph Carver.	200,000
Alter.	Hospital.	330 Brookline av.	Beth Israel Hospital.	140,000
Alter.	Hotel.	275 Tremont st.	Hotel Bradford Corporation.	150,000
Amend.	Office.	35 Congress st.	National Shawmut Bank.	148,000
Alter.	Store.	504-532 Washington st.	City Stores, Inc.	100,000
New.	Apartment House.	375 Charles st.	Charles River Park, Inc.	3,535,800
New.	Apartment House.	385 Charles st.	Charles River Park, Inc.	3,194,600
New.	Print Shop-School.	219 Western av.	Harvard University.	790,000
Alter.	Manufacturing.	776 Summer st.	Boston Edison Company.	150,000
Add.	School.	525-535 West Roxbury Parkway	Roman Catholic Archbishop.	555,900
New.	Hospital.	721 Huntington av.	Peter Bent Brigham Hospital.	1,315,000
New.	Apartment House.	15 Leicester st.	D'Angelo Brothers.	132,500
New.	Office.	585 Commercial st.	Green Manor Construction.	700,000
New.	Nursing Home.	4 Bellamy st.	Associated Enterprises.	215,000
New.	Restaurant.	75 Boston st.	Southeast Realty, Tr.	100,000
Add.	School.	330 Huntington av.	Northeastern University.	1,800,000
New.	Apartment House.	121-165 Ames st.	Boston Housing Authority.	870,000
New.	Dormitory.	950 Metropolitan av.	Missionary Sisters of St. Columban.	380,000
New.	Garage.	395 Charles st.	Charles River Park, Inc.	525,000
New.	Garage.	110 Francis st.	New England Deaconess Hospital.	912,000
New.	Office.	110 Francis st.	New England Deaconess Hospital.	2,173,500
New.	Nursing Home.	125 Highland st.	Sisters of St. Margaret.	173,000
Alter.	Chapel, Office.	698 Beacon st.	Marist Fathers.	150,000
Add.	Office.	175 Adams st.	New England Telephone & Telegraph Co.	388,000
Alter.	Office.	25 Shattuck st.	Harvard University.	210,000
Alter.	Dormitory.	245-265 Longwood av.	Harvard University.	110,000
New.	Apartment House.	566 Commonwealth av.	Maurice Simon.	1,722,000
Alter.	Office.	470 Atlantic av.	Sheraton Corporation.	950,000
New.	Nursing Home.	214 Harvard st.	Vandry Realty.	280,200
Add.	Nursing Home.	9 Revere st.	Auburn House, Inc.	100,000
New.	Chapel.	266 Prince st.	Greek Archdiocese.	240,000
New.	Restaurant.	140 Northern av.	Pier 4, Inc.	500,000

New	Hotel	39 Dalton st.	Hotel America (Prudential Insurance Company)	18,000,000
Add.	Hospital	249-321 Charles st.	Massachusetts General Hospital	119,500
Alter.	Hospital	63-71 Shattuck st.	Children's Hospital	100,000
New	Store	24 Washington st.	Dudley Realty	150,000
New	Apartment, Store, Garage	151-163 Tremont st.	Tremont Building Corp.	6,000,000
Alter.	Repair Shop	61-71 Sprague st.	Boston, Inc. (A Shapiro)	175,000
Alter.	School	777 Commonwealth av.	Boston University	524,000
Alter.	Race Track	117 Waldemar av.	Eastern Racing Association	500,000
Alter.	Office	95 Brookline av.	95 Brookline Avenue Trust	200,000
New	Store	1580 V.F.W. Parkway	Robert Hafler	150,000
Amend	Manufacturing	776 Summer st.	Boston Edison	400,000
New	Nursing Home	910 Saratoga st.	Van Dyke Realty	234,000
New	School	20 Como road	Roman Catholic Archbishop	500,000
New	Office	123 Norton st.	Dean Monument Company	180,000
Alter.	School	108 Cunningham st.	Boston University	350,000
New	Apartment House	36 Bellvista rd.	S. Saverini	130,000
New	Apartment House	10 Colon st.	Pyramid Trust	108,000
New	Apartment House	12 Colon st.	Pyramid Trust	108,000
New	Apartment House	14 Colon st.	Pyramid Trust	108,000
New	Apartment House	16 Colon st.	Pyramid Trust	108,000
New	Apartment House	20 Colon st.	Pyramid Trust	108,000
New	Apartment House	22 Colon st.	Pyramid Trust	108,000
New	Apartment House	2-6 Henshaw ter.	J. Laham	150,000
Add.	Hospital	818 Harrison av.	City of Boston	500,000
Alter.	Manufacturing	725 Morrissey Boulevard	Morrissey Realty	125,000
New	Home for Elderly Priests	60 Tracy Way	Roman Catholic Archbishop	800,000
New	Apartment House	40 Mt. Hood rd.	Terrace Trust	156,000
Add.	School	117 Flurin rd.	Winsor School	160,000
New	Apartment House	2089 Dorchester av.	Geraghty Brothers	100,000
New	Office	1641 Hyde Park av.	Lynn Corporation	100,000
Alter.	Office	23-27 Union st.	Bird Realty	100,000
Add.	Office	818 Harrison av.	City of Boston	577,000
Add.	Office	424 Main st.	New England Merchants Bank	179,000
New	Apartment House	1799 Centre st.	Westinghouse Corporation	163,000
New	Manufacturing	22-30 Damon street	Westinghouse Corporation	129,000
New	Apartment House	431 River st.	J. Falconi	103,000
New	Apartment House	435 River st.	J. Falconi	103,000
New	Apartment House	437 River st.	J. Falconi	103,000
New	Apartment House	439 River st.	J. Falconi	103,000
New	Office	455 C st.	P. Condakes	120,000
New	Store, Office	535 Boylston st.	Bristol Trust	1,706,900
New	Manufacturing	145 Newton st.	Rivett Lathie	150,000
New	Warehouse	21 Fellows st.	John and Mary Corey	285,000
Alter.	Office	35 Binney st.	Children's Cancer Research	175,000
New	Dormitory	59 Townsend st.	Jewish Memorial Hospital	226,300
Alter.	Store, Office	1106-1112 Commonwealth av.	Hamilton Realty	275,000
New	Dormitory	1135 Centre st.	Faulkner Hospital	150,000

BUILDING OPERATIONS IN THE CITY OF BOSTON FOR YEAR ENDING DECEMBER 31, 1962.

	1962		1961	
	Number	Cost	Number	Cost
Type I.....	35	\$45,454,200	33	\$33,022,800
Type II.....	7	3,064,000	11	4,474,000
Type IV.....	114	9,255,400	107	6,719,200
Type V.....	36	540,300	25	485,200
Type VI.....	464	5,245,000	398	4,058,400
Total new construction.....	656	\$63,558,900	574	\$48,759,600
Alterations, additions, etc.....	6,145	19,472,900	5,530	15,853,700
Total structural construction.....	6,801	\$83,031,800	6,104	\$64,613,300
Increase or decrease.....	*697 *10.25%	*\$18,417,500 *22.18%	*293 *5%	*\$4,915,000 *8.2%
Installations, etc.....	13,031	17,182,800	11,858	12,047,000
Grand total all work.....	19,832	\$100,213,600	17,962	\$76,660,300
Increase or decrease.....	*1,870 *10.41%	*\$3,553,300 *30.72%	*1,927 *1.2%	*\$9,306,500 *13.8%

* Denotes increase

Statement of Building Operations for the City of Boston for the Five Years Ending
December, 1962

	1962		1961		1960		1959		1958	
	Num- ber	Cost	Num- ber	Cost	Num- ber	Cost	Num- ber	Cost	Num- ber	Cost
Type I.....	35	\$45,454,200	33	\$33,022,800	42	\$21,051,300	31	\$70,690,600	40	\$26,863,700
Type II.....	7	3,064,000	11	4,474,000	24	3,906,700	7	646,000	7	2,193,200
Type III.....	114	9,255,400	107	6,719,200	77	4,499,100	53	1,998,300	73	2,334,600
Type IV.....	36	540,300	25	485,200	22	572,900	44	1,611,700	34	328,800
Type V.....	464	5,245,000	398	4,058,400	448	6,243,500	440	4,378,200	454	4,421,400
Total new construction.....	656	\$63,558,900	574	\$48,759,600	613	\$36,273,500	575	\$79,324,800	608	\$36,141,700
Alterations and additions.....	6,145	19,472,900	5,530	15,853,700	5,198	23,324,800	5,420	12,552,200	5,608	12,678,900
Total construction.....	6,801	\$83,031,800	6,104	\$64,613,300	5,811	\$59,598,300	5,995	\$91,877,000	6,276	\$48,820,600
Plumbing.....	2,800	\$5,866,800	2,204	\$4,356,300	1,903	\$2,829,400	1,907	\$2,765,500	6,274	\$972,200
Gasfitting.....	7,060	1,765,700	6,760	1,490,700	5,566	816,100	5,477	924,600	2,080	2,817,400
Heaters and boilers.....	1,458	724,700	1,133	523,900	1,003	431,000	1,162	1,078,200	1,195	1,016,900
Elevators, new, freight.....	33	234,500	28	236,500	28	240,000	19	146,400	15	506,800
Elevators, new, passenger.....	110	5,447,100	77	2,390,200	74	1,448,700	52	1,511,300	65	1,512,600
Elevators, alterations, freight.....	105	160,700	105	134,600	89	143,200	127	229,400	153	321,600
Elevators, alterations, passenger.....	219	1,254,700	233	1,084,000	180	421,100	239	730,500	319	638,500
Signs and projections.....	447	12,500	416	197,500	470	235,500	402	207,800	321	162,800
Fire escapes.....	13	218,300	7	1,800	18	13,100	53	22,000	140	44,900
Take-down, wood.....	220	204,700	314	217,900	321	256,300	309	248,800	381	282,300
Take-down, brick.....	239	408,100	146	118,700	298	317,500	308	313,300	456	619,700
Sprinklers.....	169	842,400	183	600,300	140	455,900	108	577,000	180	413,300
Excavations.....	106	43,100	121	80,500	93	27,500	73	60,300	74	154,200
Use of premises.....	52	—	43	—	51	—	52	—	60	—
Total.....	13,031	\$17,182,800	11,867	\$12,044,900	10,224	\$7,655,300	10,428	\$8,815,100	11,713	\$9,462,200
Total all work.....	19,832	\$100,213,600	17,962	\$76,660,300	16,035	\$67,353,800	16,423	\$100,692,100	17,989	\$58,282,600

The following is a statement showing the number of new buildings for purposes of habitation together with the number of family accommodations provided thereby for the erection of which applications were filed with the Building Department of the City of Boston during the

Twelve-Month Period

NUMBER OF FAMILY UNITS IN EACH BUILDING	1962		1961	
	Buildings	Families	Buildings	Families
1.....	383	383	339	339
2.....	33	66	36	72
3.....	7	21	—	—
4.....	—	—	4	16
5 or more.....	67	1,899	38	1,317
Total.....	490	2,379	417	1,744
Estimated Cost.....	\$24,441,700		\$15,753,400	

SUMMARY OF HOUSING CONSTRUCTION TO DATE	Twelve Months
Number of habitations erected.....	491
Number of family accommodations provided by new construction.....	2,373
Number of family accommodations provided by alterations.....	829
Number of family accommodations eliminated by alterations.....	101
Number of family accommodations eliminated by demolition.....	745
Number of habitations razed.....	279
Net change in number of habitations.....	212*
Net change in number of family accommodations.....	2,156*

HABITATIONS RAZED AND FAMILY ACCOMMODATIONS ELIMINATED	1962	
	Buildings	Families
One-family dwelling.....	23	23
Two-family dwelling.....	79	158
Three-family dwelling.....	156	468
Four-family dwelling.....	11	44
Five-family dwelling.....	8	40
Six-family dwelling.....	2	12
Total.....	279	745

Denotes increase

The following is a statement showing the number of new buildings erected for purposes of habitation together with the number of accommodations provided thereby, for which applications were filed with the Building Department of the City of Boston during —

Five Calendar Years Ending December 31, 1962

NUMBER OF FAMILY UNITS IN EACH BUILDING	1962		1961		1960		1959		1958	
	Buildings	Families	Buildings	Families	Buildings	Families	Buildings	Families	Buildings	Families
1.....	383	383	339	339	383	383	412	412	429	429
2.....	33	66	36	72	19	38	9	18	9	18
3.....	7	21	—	—	—	—	—	—	—	—
4.....	—	—	4	16	—	—	1	4	2	8
5 or more.....	67	1,899	38	1,317	34	1,108	4	172	1	148
Total.....	490	2,379	417	1,744	436	1,529	426	606	441	603
Estimated cost of housing construction	\$24,441,700		\$15,753,400		\$16,243,700		\$5,944,000		\$6,391,500	

Statement showing the number of habitations razed,
together with the number of family accommodations
eliminated by razing during the

Five Calendar Years Ending December 31, 1962

NUMBER OF FAMILY UNITS IN EACH BUILDING	1962		1961		1960		1959		1958	
	Buildings	Families	Buildings	Families	Buildings	Families	Buildings	Families	Buildings	Families
1.....	23	23	46	46	63	63	83	83	108	108
2.....	79	158	101	202	111	222	129	258	127	254
3.....	156	468	262	786	317	951	330	990	403	1,209
4.....	11	44	48	192	103	412	67	268	129	516
5 or more.....	10	52	—	—	25	126	16	82	28	142
Total.....	279	745	457	1,226	619	1,774	625	1,681	795	2,229

	1962	1961	1960	1959	1958
Accommodations eliminated by alterations and repair.....	101	105	56	30	97
Habitations eliminated.....	279	457	619	625	799
Total number of accommodations eliminated—razing.....	745	1,228	1,774	1,681	2,229
Habitations provided by new construction.....	491	417	436	426	441
Accommodations provided by alterations.....	829	553	396	444	381
Accommodations provided by new construction.....	2,373	1,744	1,529	—	—
Total additional accommodations provided.....	3,202	2,297	1,925	1,050	984
Net change.....	212*	-40	-183	-199	-358
Habitations.....	2,156*	*966	*95	-661	-1,382
Accommodations.....					

* Denotes increase

— Denotes decrease

NUMBER OF DOCUMENTS AND FEES RECEIVED BY THE
BUILDING DEPARTMENT — JANUARY 1 TO DECEMBER 31, 1962

	Documents	Fees
New documents	654	\$44,362 00
Elevator	149	858 00
Alterations	7,467	63,159 50
Electrical inspections	8,614	104,048 31
Electrical added	1,436	27,601 72
Elevator licenses issued or renewed	4,484	5,368 00
Elevator inspections, for both	1,762	18,795 00
Plumbing, old	2,254	9,654 00
Plumbing, new	533	7,215 50
Heating, boilers	1,464	3,510 00
Gas, old	6,699	17,835 50
Gas, new	461	1,418 50
Sprinklers	180	1,970 00
Board of Appeal	286	5,720 00
Amendments	241	2,327 00
Foundations	61	295 00
Law books	244	609 00
Pamphlets	313	142 50
Master gas license issued or renewed	75	346 00
Journeyman gas license issued or renewed	365	517 00
Master and journeyman gas licenses renewed	534	2,136 00
Class B, garages	170	4,036 00
Class C, inflammables	108	7,064 00
Class D, parking space	140	17,159 05
Code interpretation	1	5 00
Welders	4	12 00
Duplicate permits, etc.	9	9 00
Commissioner's hearing	15	375 00
Plans, photo, certified copy	358	1,342 50
Totals	<u>39,081</u>	<u>\$347,991 08</u>

SUMMARY OF EXAMINATIONS AND REPORTS, 1962

New buildings	3,624
Alterations	20,866
Boilers, engines, etc.	10
Plumbing, new	1,382
Plumbing, alterations	4,234
Plumbing, tests	404
Gas fitting, new	1,520
Gas fitting, alterations	5,600
Gas fitting, tests	2,898
Egress	13,764
Elevator inspections	4,916
Elevator, tests	3,255
Sprinklers	2,839
Standpipes	198
Tests of both	1,919
Zoning	1,944
Plans	1,560
Special form applications	6,269
Fires	768
Gas accidents:	
Fatal	1
Nonfatal	5
Elevator accidents:	
Fatal	1
Nonfatal	22
Building accidents — special reports	4
Complaints made — {violations	1,033
{unsafe buildings	430
Communications acted on	391
Special detail — Civil Defense inspections	1,352
Complaints referred to Court for action	589

ELECTRICAL INSPECTION DIVISION

No.		1962
1	Inspections made, interior	28,892
2	Inspections made, exterior	6,381
3	Manholes constructed	57
4	Underground services installed	375
5	Poles set in new locations	635
6	Poles removed	532
7	Poles standing in public ways	23,072
8	Notices of overhead construction	4,309
9	Notices of underground construction	1,165
10	Reports of overhead construction	3,400
11	Reports of underground construction	1,185
12	Vaults installed in public ways and customers' vaults	12
13	Vaults installed in public ways (13,700 volts) and customers' vaults	287
14	Underground conduits installed, number of linear feet	63,301
15	Accident reports investigated, exterior	531
16	Boarding and nursing homes inspected	251
17	Hospitals inspected	174
18	Nursing schools or day care agencies inspected	78
19	Foster homes inspected	9
20	Medical school inspections	22
21	Miscellaneous	10
22	Prudential Center inspections	75
23	Fires investigated (Fire Chief reports)	63
24	Permits granted for electrical work, interior	10,050
25	Complaints received and investigated, interior	1,453
26	Grants of location approved	64
27	Plans loaned to utility companies	28
28	Underground installations completed—110,000 volts Charlestown to Brighton, Brighton to West Roxbury, Brighton to Carver street, Boston Proper	

FINANCIAL REPORT, 1962 — EXPENDITURES

1. PERSONAL SERVICES:

10. Permanent employees	\$631,986 32
12. Overtime	615 00
	<hr/>
	\$632,601 32

2. CONTRACTUAL SERVICES:

21. Communications	\$615 35
27. Repairs and servicing of equipment	165 48
28. Travel expenses — inside the state	18,025 42
29. Other contractual services	165,735 67
	<hr/>
	\$184,541 92

3. SUPPLIES AND MATERIALS:

36. Office supplies and materials	\$9,263 98
39. Other operating supplies and materials	506 97
	<hr/>
	\$9,770 95

4. CURRENT CHARGES AND OBLIGATIONS:

49. Dues, subscriptions and licenses, etc.	\$137 00
--	----------

5. EQUIPMENT:

56. Office equipment	\$26 14
59. Miscellaneous equipment	131 41
	<hr/>
	\$157 55

Grand total	<hr/> <hr/>	\$827,208 74
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Appropriation	<hr/> <hr/>	\$838,372 00
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Department income	<hr/> <hr/>	\$347,991 08
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Unsafe buildings razed by city	129
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Unsafe buildings shored by city or otherwise secured against trespass	34
--	----

Total expenditure for shoring, securing and razing	<hr/> <hr/>	\$165,735 67
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OFFICE OF THE BUILDING COMMISSIONER

April 11, 1963.

HON. JOHN F. COLLINS,
Mayor of Boston.

DEAR MAYOR COLLINS:

Pursuant to the provisions of Section 4, Chapter 616, Acts of 1955, as amended, I transmit herewith the annual report for the year 1962 of the Beacon Hill Architectural Commission, as submitted to me by John Codman, chairman. This report will be included also in the annual report of the Building Department for the year 1962.

Very truly yours,

ROBERT E. YORK,
Building Commissioner.

BEACON HILL ARCHITECTURAL COMMISSION

April 10, 1963.

HON. JOHN F. COLLINS,
Mayor of Boston.

DEAR MR. MAYOR:

This report, for the year 1962, is the eighth annual report of the Beacon Hill Architectural Commission and, in accordance with the provisions of Chapter 616, Acts of 1955, as amended, is submitted to you through the Building Commissioner.

The commission has the duty of passing on the appropriateness of all changes in the exterior architectural features of structures in the historic Beacon Hill district, as well as to give its consent or refusal for the demolition of any structures in the district.

During the year four meetings were held. Fees received were \$165. Cases were disposed of as follows:

1. Certificates issued	33
2. Applications for certificates rejected	1
3. Applications for certificates withdrawn	1
4. Applications for certificates pending	4
5. Certificates of nonapplicability granted	29
6. Certificates for ordinary repairs	29
7. Advisory opinions	4
Total	<hr/> 101

Total cases for former years were: 1956, 73; 1957, 93; 1958 73; 1959, 119; 1960, 93; 1961, 97.

The membership of the commission has remained unchanged since the last annual report.

We believe that the commission is fulfilling the purpose of the law and is maintaining and guiding the improvement of the historic and architectural integrity of the district.

We believe that this architectural control law has contributed significantly to the rise of real estate values that this area has enjoyed in the last few years.

That the law has proved successful is demonstrated by the fact that in 1958 the property owners of lower Beacon Hill secured an amendment adding that section to the historic district, and that, led by the Beacon Hill Civic Association, property owners in parts of the north slope are petitioning the Legislature in 1963 also to be included.

It has been well demonstrated in Beacon Hill and elsewhere throughout the country (there are now over fifty historic districts under architectural control) that these laws encourage improvement and are a potent factor in preventing blight, which might lead eventually to urban renewal.

The commission recently received notice from the United States Department of the Interior that the historic Beacon Hill district has been designated as a national historic landmark. In accepting this honor, the commission and the Beacon Hill Civic Association are pledged to do their utmost to maintain the integrity of the area. We are convinced that we are performing an important service to the city, state, and nation.

Respectfully submitted,

JOHN CODMAN,
Chairman.

BOARD OF ZONING ADJUSTMENT

and

ZONING COMMISSION

Revised Ordinances of 1961, Chapter 9, Sections 9 and 10, placed the Board of Zoning Adjustment and the Zoning Commission in the Building Department but not subject to the control of the Building Commissioner except that communications to the Mayor and the annual report of the Board and the Commission shall be submitted through the Building Commissioner.

THIRTY-NINTH ANNUAL REPORT
OF THE

BOARD OF ZONING ADJUSTMENT

FOR THE YEAR ENDING DECEMBER 1, 1962.

Boston, February 1, 1963.

*To the Mayor of the City of Boston
and*

To the General Court of the Commonwealth of Massachusetts

In accordance with the provisions of Section 20, Chapter 488, of the Acts of the year 1924, and amendments thereto, the Board of Zoning Adjustment of the City of Boston submits herewith, in the form of its thirty-ninth annual report, a statement of its acts and doings and receipts and expenditures for the year ending December 31, 1962.

During the year there were no new appointments or reappointments in the membership of the Board.

In accordance with the provisions of Section 25, Chapter 3, of the Revised Ordinances of 1961, the Board organized at an executive meeting on May 9, 1962, by its election of the following officers: Albert V. Colman, chairman; Samuel S. Eisenberg, vice-chairman.

Miss Mary T. Downey and Thomas E. McCormick were reappointed, respectively, as secretary and engineer.

John E. Cassidy, Jr., was reappointed as assistant engineer.

RESIGNATIONS

During the year the Board lost the services of three principal members and one alternate member.

In April Mr. Mark Linenthal, who had served since 1953 as an alternate member, representing the Boston Society of Architects, resigned.

In September Mr. Carroll P. Sheehan, who had held office ex officio, in 1960, as chairman of the City Planning Board, and later by direct selection of the Mayor, also resigned.

At its meeting on June 13 the Board received notice of the resignation of Mr. David Supple, who had served since 1950, representing the Associated Industries of Massachusetts. By vote of the Board a letter of appreciation for his interest and work in connection

with Board duties was sent to him with the annotation that it is hereby spread upon the records of the Board of Zoning Adjustment.

The Board regretted keenly the loss of these members, because of business and personal reasons.

DEATH

In July the Board lost the services of Judge Raymond P. Delano, who passed away on June 29, 1962. The Board by a vote taken on August 22, 1962, spread upon the records of the Board of Zoning Adjustment and sent to Judge Delano's family the following resolution:

"Whereas, Almighty God, in his wisdom and mercy, has seen fit to remove from our midst by death our faithful and esteemed associate and friend Judge Raymond P. Delano; and

"Whereas, Judge Delano served faithfully, conscientiously, and constructively, first as a member of the Zoning Advisory Committee for a time previous to the adoption of the Boston Zoning Regulation in 1924, later serving as a member of the Board of Zoning Adjustment since May, 1945, as vice-chairman in 1953 and as chairman in 1954; and

"Whereas, The work of zoning in the City of Boston, as one of the chief implements in the field of planning, has benefited greatly by Judge Delano's contributions for nearly eighteen years, and in his death the community has lost a loyal citizen and an able and devoted public servant; therefore, Be it

"Resolved, That these resolutions, conveying a deep appreciation of his cooperation and assistance, and cherished memories of his friendship and good will, be spread upon the records of the Board of Zoning Adjustment, and that a copy be forwarded to Judge Delano's family as an expression on the part of the members of the Board."

The method of procedure in connection with petitions for changes in the boundaries of the zoning districts remains unchanged. Public hearings, executive sessions, and inspection trips were held as found necessary, the staff of the Boston Redevelopment Authority rendering such assistance as was essential in the way of investigations, field surveys, drafting, and clerical work. A detailed record of the proceedings has been filed by the Board in the office of the Building Commissioner, as required by law. This record is open to public inspection, and notice of the decision has been mailed to all parties in interest.

Since the enactment of the Zoning Law in 1924, a total of 494 petitions has been received. A summary of action taken on petitions received during 1962 and a condensed summary of all petitions are contained herein in Tables I and II.

TABLE I
SUMMARY OF ACTION TAKEN ON ZONING
PETITIONS IN 1962

Petitions Pending at End of 1961

Petition No.			
445	Brighton		
	Change to a less restrictive district from R-65 and R-35 to R-155 (less restrictive)	. . . . .	Decision pending (1959)
475	Hyde Park		
	Change from an R-35 to R-40 (less restrictive)	. . . . .	Denied
476	South Boston		
	Change from an R-65 and L-65 to R-40 (more restrictive)	. . . . .	Allowed in part

Petitions Received During Year 1962

Petition No.			
478	Brighton		
	Change from an R-35 to R-40 (less restrictive)	. . . . .	Allowed
480	Hyde Park		
	Change from an R-35 to M-35 (less restrictive)	. . . . .	Denied
481	Brighton		
	Change from an R-35 to R-40 (less restrictive)	. . . . .	Allowed
484	Roslindale		
	Change from an R-35 to L-35 (less restrictive)	. . . . .	Allowed
485	Dorchester		
	Change from an R-35 to R-40 (less restrictive)	. . . . .	Allowed
486	Dorchester		
	Change from an R-40 to L-40 (less restrictive)	. . . . .	Denied
489	Brighton		
	Change from an R-35 to R-40 (less restrictive)	. . . . .	Allowed
493	Roslindale		
	Change from an R-35 to L-35 (less restrictive)	. . . . .	Allowed

Petition
No.

477	Boston Proper	Permitting building to exceed allowable building height	.	.	.	.	.	Confirmed
479	Back Bay	Permitting building to exceed allowable building height	.	.	.	.	.	Confirmed
482	Roslindale	Permitting building to exceed allowable number of stories	.	.	.	.	.	Confirmed
483	Back Bay	Permitting building to exceed allowable building height	.	.	.	.	.	Confirmed
487	Back Bay	Permitting building to exceed allowable building height	.	.	.	.	.	Confirmed
488	Brighton	Permitting building to exceed allowable number of stories	.	.	.	.	.	Denied
490	Roslindale	Permitting building to exceed allowable number of stories	.	.	.	.	.	Confirmed
491	Dorchester	Permitting building to exceed allowable number of stories	.	.	.	.	.	Confirmed
492	Boston Proper	Permitting building to exceed allowable building height	.	.	.	.	.	Confirmed

Petitions Pending at the End of 1962

Petition
No.

445 Brighton

Change from an R-35 and R-65 to R-155
(less restrictive)

R — General Residence District

L — Local Business District

M — Multiple Residence District

Number — Building Height Limit

TABLE II

SUMMARY FROM JUNE, 1924, TO

DECEMBER 31, 1962

Zone changes allowed

More restrictive	.	.	.	.	.	48
Less restrictive	.	.	.	.	.	117

Total	165
-------	---	---	---	---	---	---	-----

Zone changes not allowed

More restrictive	.	.	.	.	.	21
Less restrictive	.	.	.	.	.	169

Total	190
-------	---	---	---	---	---	---	-----

Review of Board of Appeal Cases

Board of Appeal decisions confirmed	79
Board of Appeal decisions not confirmed	7
	<hr/>
Total	86
Petitions withdrawn	51
Petitions pending	1
Petitions declared moot	1
	<hr/>
Total petitions received	494*

* The last petition is number 493, since Petition 47A is the forty-eighth petition.

BOARD MEMBERSHIP

ALBERT V. COLMAN, *Chairman*
SAMUEL S. EISENBERG, *Vice-Chairman*

<i>Members</i>	<i>Term Ending</i>
Theodore W. Paul, Massachusetts Motor Truck Association, Inc.	May 1, 1963
Albert V. Colman, Mayor's Representative	May 1, 1961
Raymond P. Delano, * United Improvement Association	May 1, 1958
Samuel S. Eisenberg, Boston Society of Architects	May 1, 1960
Robert T. Fowler, Jr., Boston Real Estate Board	May 1, 1962
Elliott Henderson, Greater Boston Chamber of Commerce	May 1, 1961
Philip M. Horan, Sr., Master Builders Association	May 1, 1961
Charles F. Spillane, Boston Central Labor Union	May 1, 1964
F. Paul Morgan, Massachusetts Real Estate Association	May 1, 1960
Carroll P. Sheehan, † Mayor's Representative	Ex Officio
David F. Supple, ‡ Associated Industries of Massachusetts	May 1, 1962

Alternates

John Codman, Boston Real Estate Board	May 1, 1962
John J. Cotter, Boston Central Labor Union	May 1, 1964
Douglas B. Footit, Boston Society of Landscape Architects	May 1, 1960
Leo J. Glennon, Mayor's Representative	May 1, 1961
Francis D. Harrigan, United Improvement Association	May 1, 1958
Thomas M. Horan, Massachusetts Real Estate Association	May 1, 1960
Arthur J. Kelly, Greater Boston Chamber of Commerce	May 1, 1961
William A. MacLeod, Master Builders Association	May 1, 1961
Mark Linenthal, Boston Society of Civil Engineers	May 1, 1964
C. Clark Macomber, Associated Industries of Massachusetts	May 1, 1962
Allen J. Wilson, Massachusetts Motor Truck Association	May 1, 1963

*Died June 29, 1962

† Resigned September 19, 1962

‡ Resigned May 1, 1962.

FINANCIAL STATEMENT

Fees for petition filed with the Board are \$35 (Chapter 30, Section 1, Item 360, of the Revised Ordinances of 1961). Nine petitions were filed, and \$315 has been deposited with the City Collector during the year. There is no fee required for review of Board of Appeal petitions on height variances; two such petitions were received during the year.

The Board was allowed \$2,400 in the regular budget for operating expenses in 1962. During 1962 the following expenditures were made:

Allowed	\$2,400 00
-------------------	------------

Expenditures:

- | | |
|-----------------------------------|----------|
| 1. Personal Services | \$454 40 |
| 2. Contractual Services | 869 05 |

Communications
Verbatim reporting
Advertising, etc.

- | | |
|-------------------------------------|--------|
| 3. Supplies and Materials | 420 11 |
|-------------------------------------|--------|

Office supplies

Total expended	\$1,743 56
--------------------------	------------

Balance unexpended	\$656 14
------------------------------	----------

FOURTH ANNUAL REPORT

OF THE

ZONING COMMISSION

FOR THE YEAR ENDING DECEMBER 31, 1962

BOSTON, FEBRUARY 1, 1963.

HON. JOHN F. COLLINS,
Mayor of Boston.

DEAR SIR:

The Zoning Commission submits herewith, in accordance with Section 25, Chapter 3, Revised Ordinances of 1961, its fourth annual report, containing a statement of its acts and doings and receipts and expenditures for the year ending December 31, 1962.

The commission membership was unchanged during the year.

At the meeting of June 22, it was voted that the present officers and appointees be retained for the balance of the year and that the vacancy in the office of vice-chairman be not filled at this time.

During the latter part of the previous year the commission had submitted the proposed zoning code to the City Law Department for legal review. Consultations, which had been taking place with Mr. Kerr, assistant corporation counsel, continued during the early part of the year, resulting in a fourth printing of the proposed code. A new edition of the zoning maps was also printed. Both documents were dated July 6, 1962.

PUBLIC HEARING AND CODE ADOPTION

On August 15, 1962, the commission held a public hearing in the City Council Chamber on the new edition of the code. This was the third successive year in which hearings had been held. The current hearing was an all-day session, starting at 10 A.M.

Immediately after the adjournment of the hearing the commission went into a business session, and further changes in the code and the maps were voted as a result of arguments developed at the hearing. As a last order of business the commission voted to officially adopt the code and maps as amended.

MAYOR'S VETO

In accordance with enabling act, Chapter 665 of the Acts of 1956, as amended, the code as officially adopted by the commission was submitted to the Mayor on October 29.

On November 13 the Mayor returned the document without his signature and disapproved it, stating that it appeared that the maps needed to be revised to reflect current conditions and to correlate recent developments such as the Boston extension of the Massachusetts Turnpike.

The commission received the Mayor's message at a meeting on November 16. At a following meeting on November 28 the commission discussed the Mayor's message, but no action was taken, and the matter was still pending at the end of the year.

BOARD MEMBERSHIP

ALBERT V. COLMAN, *Chairman*
MARY T. DOWNEY, *Secretary*
THOMAS E. MCCORMICK, *Engineer*

<i>Members</i>	<i>Nominated by</i>	<i>Term Ending</i>
Albert V. Colman, Mayor's selection		May 1, 1961
Robert T. Fowler, Boston Real Estate Board		May 1, 1961
Charles F. Spillane, Boston Central Labor Union		May 1, 1961
David F. Supple, Associated Industries of Massachusetts		May 1, 1961
Alfred Gross, Master Builders Association		May 1, 1962
Theodore W. Paul, Massachusetts Motor Truck Association		May 1, 1962
Timothy J. Regan, Jr., Mayor's selection		May 1, 1962
Antonino F. Iovino, Greater Boston Chamber of Commerce		May 1, 1963
Nathaniel J. Young, Jr., Mayor's selection		May 1, 1963
Stanley Underhill, Boston Society of Landscape Architects		May 1, 1963
Vacant, Boston Society of Civil Engineers		May 1, 1963

FINANCIAL STATEMENT

Appropriation — 1962 \$2,400 00

EXPENDITURES

29 — Contractual Services	\$2,319 75	
36 — Supplies and Materials	18 40	
	<hr/>	\$2,338 15
Balance Unexpended		61 85
		<hr/>
		\$2,400 00

Respectfully submitted,

ALBERT V. COLMAN, *Chairman*.

MARY T. DOWNEY, *Secretary*,
THOMAS E. MCCORMICK, *Engineer*.

Number of permits and licenses issued from January 1 to December 31, 1962,* by the Permit Division of the Committee on Licenses, Building Department, and revenue received for same:

CLASS				Number of Permits and Licenses Issued	Revenue Received
Garages				170	\$4,036 00
Private	684 cars	136 permits	\$1,245		
Lubritorium	10 cars	5 permits	365		
Wash Stand	4 cars	1 permit	70		
Repair Shop	76 cars	11 permits	930		
Business	272 cars	15 permits	1,158		
Public	323 cars	2 permits	268		
Totals	1,369 cars	170 permits	\$4,036		
Flammables				108	7,064 00
Total Gallonage: 2,537,858 gallons					
Total Number of Cubic Feet of Gases: 33,050 cubic feet					
Parking Spaces				140*	17,159 05
Total				418	\$28,259 05

* Chapter 168, Acts of 1962, transferred licensing and supervision of parking spaces to Boston Traffic Department, as of July 1, 1962.

BOARD OF APPEAL

The Board of Appeal, established in accordance with section 117, of chapter 479, Acts of 1938, as amended, in its functioning, may vary the provisions of the Act referred to it in specific cases which appear to them not to have been contemplated by this Act although covered by it, or in cases where manifest injustice is done, provided that the decisions of the Board in such a case shall have the assent of four members under the Building Law and shall be unanimous under the Zoning Law (chapter 488, Acts of 1924, as amended) and shall not conflict with the spirit of any provision of said Acts.

The following is a statistical summary of the work of this department for the year 1962:

In re Building Law, Chapter 479, Acts of 1938, as amended:

Decisions rendered	131
Appeals received	131
Decisions rendered also <i>in re</i> cases carried over from 1961	—
Appeals sustained	19
Appeals sustained with provisos	88
Appeals dismissed	23
Appeals withdrawn	1
Appeals pending	1

In re Zoning Law, Chapter 488, Acts of 1924, as amended:

Decisions rendered	149
Appeals received	155
Decisions also rendered <i>in re</i> cases carried over from 1961	3
Appeals sustained	21
Appeals sustained with provisos	76
Appeals dismissed	52
Appeals withdrawn	—
Appeals pending	9

BOARD OF EXAMINERS

The Board of Examiners in the Building Department was created by ordinance in 1913 and was re-established under legislative act in 1938. Its three members are appointed by the Mayor and are delineated under the law as an architect or engineer, a contractor or building-trades mechanic, and an attorney or person with some legal knowledge.

The Board acts upon applications of persons desiring to be licensed in Boston as construction superintendents, approving or rejecting said applications under certain regulations adopted by it as procedure.

Under such rules the Board in 1962 continued to examine and qualify applicants and to work in conjunction with the Building Department in the matter of licensing superintendents.

Following is a table of 1962 activities:

		Fees
Applications received	217	
Applications approved	178	\$1,780.00
Applications rejected	39	
Licenses reissued	135	1,350.00
Licenses renewed	1,942	5,826.00
		<hr/>
Total receipts		\$8,956.00

BOARD OF EXAMINERS OF GAS FITTERS

Examinations conducted	5
Applicants examined {master	22
journeyman	64
Applicants passed and certified {master	14
journeyman	41

BOSTON CITY MESSENGER

OCT 25 1963